



COLLIN COUNTY

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September 8, 2014

To: Commissioners' Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Trails of 1827 Phase 2– Final Plat

Wexfield LLC, owner and developer of Trails of 1827 Phase 2, requests Commissioners' Court consider approval of the Final Plat for Trails of 1827 Phase 2. The subdivision is located within the City of Princeton's ETJ. We have received approval from the city of Princeton to conduct the review and allow the developer to follow Collin County Subdivision regulations. The Princeton City Council has passed a resolution for a one time amendment to the ILA, allowing us to do the review. It was approved at their December 11, 2007 meeting and commissioners' court approved the one time amendment on January 22, 2008. This plat was originally approved by Commissioners court on August 26, 2008, CO#2008-658-08-26. The roads were never constructed and therefore the plat expired. They have re-submitted this plat for review.

LOCATION AND SIZE

The subdivision is located on CR 995 and FM 1827. (See Exhibit A - location map) This phase of the subdivision consists of forty-five (45) lots which sizes are from one (1) to 1.632 acres. All lots do not front on the county road; therefore road construction is required.

ROADS, UTILITIES AND DRAINAGE

The owner has submitted road plans, and final plat for review. The plans show adequate road cross-sections and drainage patterns within the subdivision. Adequate right-of-way is dedicated. Alternative on site sewage facilities systems are suitable for Trails of 1827. Water will be supplied to the subdivision by Altoga Water Supply Corporation. There is 100-year flood plain within the subdivision.

ACTION

We recommend Commissioners' Court approve Trails of 1827 Phase 2 Final Plat and allow construction to begin.